

**PLANNING BOARD
16 April 2013 at 7:30 PM
Site Visit**

15 and 21 Great Hollow Road, and 71 Heater Drive, Lebanon

In attendance:

Members: Kate Connolly, Bill Dietrich (Vice-Chair), Judith Esmay (Chair), Joan Garipay, Michael Mayor; Iain Sim;

Staff: Vicki Smith

Others: Nancy Collier, Perry Seale, Rod Finley

P2013-05 Submission of Application for Site Plan Review – Final Review - by Hypertherm, Inc., for reconstruction and paving of the parking lot, service area, rear access road, and pedestrian pathway at 15 Great Hollow Road, Tax Map 1, Lot 18, in the “BM” zoning district.

P2013-06 Submission of Application for Site Plan Review by Hypertherm, Inc., for removal of an existing concrete paver driveway and replacement with a bituminous concrete driveway, pavement of a portion of existing pedestrian access pathway, and stormwater management at 21 Great Hollow Road, Tax Map 1, Lot 20, in the “BM” and “NP” zoning districts.

The Planning Board gathered at 15 Great Hollow Road. Perry Seale oriented the Board and pointed out features of the parking area. He noted that the unpaved lot was icy and slippery in the winter. The existing lights around the parking lot are between 12’ and 15’ high. The proposed lights will be sharp cut off, LED and 15 feet high.

Iain Sim asked Perry to relate the plan sheets with the site. He also asked Perry to report on the number of employees and the number of parking spaces. Iain wanted to know how occupied the lot really is and whether it needed to be as large as is proposed. He had visited around 11 AM and estimated that the lot was 60% full. Perry explained that employees tend to travel between the 13 Hypertherm buildings mid-day. The buildings are located at 9, 15 and 21 Great Hollow Road, 82, 88, 92 and 100 Etna Road, 325 Mt. Support Road, 71 Heater Road, 16 and 20 Airpark Road, 2 and 5 Technology Drive and at a 15,000 square foot warehouse in Claremont.

Perry said that the AT Blue Line runs two round trips daily to the Great Hollow site and to Fort Lou’s. Hypertherm runs a van for the second and third shift up and down the I91 corridor. There is also an agreement with River Valley Transit. Perry is participating in a regional Route 120 Steering Committee which includes Ellen Arnold from Dartmouth College, Jay Campion, Gail Dahlstrom from DHMC and Julia Griffin.

The Board observed that the existing planted islands, including the pines aligned east/west along the northern portion of the parking lot, would be removed and replaced with 12 Red oaks and 18 Rhododendron according to the planting plan. The White pine along Great Hollow Road will remain with no additional planting shown on the plan.

The Board investigated the drive along the north and west side of the building observing the wetlands on those sides of the building. Existing building mounted lighting was observed on the walk back to the bridge with the thought that at least one of the lights could be removed and another oriented so as to reduce the glare it produces.

The Board walked over the bridge to the pervious paver section at 21 Great Hollow Road. The pavers appeared to be sinking. The area with pavers is not large enough to accommodate the parking and turning needs of the contractors who use that entrance to the building. Perry pointed out where the new paved area would be and how the drainage swales would be aligned to catch stormwater and provide some treatment before reaching the wetland.

The lighting on that side of the building was not downcast and threw light forward, lighting a wide area. Perry said that the area was used for delivery and maintenance vehicles 24/7. He thought he might be able to add a light on the south side of the building to replace a light on the east side.

The Board visited the driveway entrance to 15 Great Hollow Road noting how wide the entrance is, that part of the entrance will be paved and that the Creare part would remain gravel. The new pavement will be installed at the same level as the gravel in the Creare parking area. The Board observed the intensity and light spill of the cobra head light at the intersection of the driveway and Great Hollow Road.

The Board members drove to the new Hypertherm facility at Heater Road to view the lighting. There were compliments given regarding the stormwater management features and the parking lot planting. Perry said that the light level was at 4 foot candles at the brightest and 1 foot candle at the dimmest. There are no lighting standards regarding light levels in the Hanover regulations. The levels are determined on a case by case basis depending on the neighborhood and needs at the site.

It was moved by Bill Dietrich, seconded by Kate Connolly to continue the hearing until May 7, 2012 at 7:30 at the Town Offices. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF THE MOTION.

ADJOURN: The meeting adjourned at 9:00 PM.

Respectfully Submitted,
Vicki Smith, Scribe